

A photograph of a large, two-story red brick building with a central tower and arched windows. The building is set against a clear blue sky. A large, dark blue geometric shape is overlaid on the left side of the image, and a large, dark blue stylized logo is overlaid on the right side.

**INVITATION
TO TENDER**

Edward Millen Adaptive Heritage Redevelopment

victoriapark.wa.gov.au/edwardmillenprecinct



TOWN OF
VICTORIA PARK



"The redevelopment of the heritage-listed Edward Millen House will be a transformative project for the Town of Victoria Park that both reflects an important part of the history of the area, and captures the imagination of our community for its future preservation, use and enjoyment".

-Mayor Karen Vernon

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**WE'RE OPEN
VIC PARK**

Introduction

The Town of Victoria Park is seeking submissions from property developers with unique heritage redevelopment experience to reactivate the Edward Millen Heritage precinct core heritage buildings. Uses can include, but are not limited to; community, entertainment and recreation, educational, civic, heritage, cultural and creative and/or small-scale production purposes.

Edward Millen Heritage Precinct

The Edward Millen Heritage Precinct presents a unique opportunity to discover the full potential of a series of heritage-listed buildings, set in the expansive 4.7 hectare master planned Edward Millen parklands.

The Edward Millen Heritage Precinct (the Precinct) is located at 15 Hillview Terrace, in the renowned food and beverage destination of East Victoria Park. With close proximity to the CBD, Albany Highway, Curtin University, and three newly committed METRONET stations, the Precinct is also significantly placed in the Town of Victoria Park which is an area planned for high population growth.

The Edward Millen Heritage Precinct is the heritage gem of the Town of Victoria Park. The Town is committed to seeing this asset come back to life and has undertaken economic and environmental due diligence and progressed the parklands master planning and detailed design development for the land surrounding the heritage buildings.

Reconnecting the history of this heritage precinct with the Town of Victoria Park and the people of Perth is a major outcome sought from successful tenderers.

More information about the Edward Millen Heritage Precinct can be found at victoriapark.wa.gov.au/edwardmillenprecinct

Ground lease

The ground lease opportunity represents a potential area of 1.5 hectares with significant heritage listed buildings, now available for activation with a variety of new allowable uses.

The ground lease contract is available upon request and the applicant is required to make a ground lease offer taking into account the \$4m Federal Government grant to go towards the provided on request Conservation Works Report and Quantity Surveyor Report. The respondent is also required to provide the term requested and any other requested contract changes to the ground lease and any supporting legal documents.

The available buildings are shown below:

Australian Federal Government grant

The Town has undertaken a heritage conservation works and quantity surveyor assessment of the works required to bring back to life the buildings to a fit-out ready state. The estimated cost is approximately \$4m. The Federal Government's Community Development Grants Program will provide the required conservation funding. The Town is in the final stages of approval and agreement documentation.

Bringing back to life a significant heritage asset for all Western Australians

Bringing back to life a significant heritage asset for all Western Australians

The Edward Millen Park Masterplan

The Edward Millen Park Masterplan has helped to define the park's relationship to the adaptive reuse of the Edward Millen House and surrounding buildings. This combined approach aims to deliver a holistic vision for the precinct with the Edward Millen House, buildings and the surrounding parkland complementing each other to create an amazing destination and valuable community asset.

The masterplan involved community engagement and design sessions, with the final park masterplan design being approved by Council to commence to the detailed design phase.

For a copy of the Edward Millen Park Masterplan, please visit victoriapark.wa.gov.au/edwardmillenprecinct



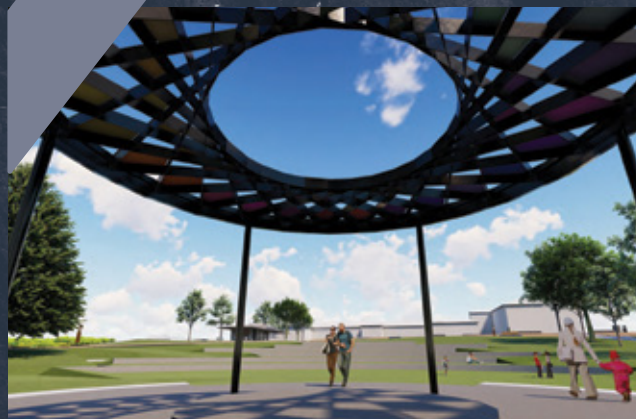
Vision

The redevelopment of the Edward Millen Heritage Precinct will play a central role in revitalising a key historical landmark in the Town of Victoria Park.

Around three quarters of the 4.7 hectare reserve at Edward Millen Precinct is being transformed into a heritage sensitive and vibrant public open space. The precinct will offer a mix of an all ages-based playground, WA-first purpose built Autism Association approved and endorsed park weaved in with meandering paths, a performing stage and barbeque facilities – all under significant retainment of an enormous tree canopy. Artworks – a mix of historical and local – will be integrated throughout the park. Other facilities, including a Changing Places, disability toilets, performance stage, and amphitheatre will also be integrated throughout the park. The Town is responsible for and will manage the reserve's development and ongoing maintenance.

The historical buildings are now the remaining piece to be activated and redeveloped into a destination. The envisioned and desired development is for a mix of offerings to create exciting, unique activations and a destination of choice for WA families and the Town of Victoria Park residents and community members alike.

The vision for the Edward Millen historical buildings is for a transformation into a harmonious mixture of offerings that complement both community and cultural activations.



Opportunity

Tender are now open to ground lease approximately 1.5 hectares of an expansive 4.7 hectare master planned park in the Edward Millen Heritage Precinct. The tender encourages private investment required for a holistic, heritage adaptive re-use redevelopment of the historic Edward Millen buildings and ongoing management of the site/buildings/businesses, that will excite the Town of Victoria Park community and the people of Perth.

The Edward Millen Heritage Precinct buildings and surrounds are now available for the first time, to be activated with community, entertainment and recreation, educational, civic, heritage, cultural, creative and/or small-scale production purposes. A complete list of what these new uses will allow is included in the additional planning information provided upon request. This activation is to complement the Town of Victoria Park's investment into the surrounding parklands which will include new playgrounds, landscaping, soft scaping, hardscapes, heritage site interpretations, art works, a performance stage and amphitheatre.

The Town has produced conservation work plans with quantity surveyors' estimates.

Upon request, these are available for your perusal.

The allowable uses to activate the State-listed heritage Edward Millen buildings are envisioned to create a destination in its own right and complement the already existing businesses along Albany Highway.

Development zone

The area of land behind the heritage buildings is considered the appropriate location for any further additional built form to occur. The additional development is to be informed by the new allowable uses. The future development application will require both Town and Department of Planning, Lands and Heritage approval.

Support on all levels

The Town has been successful in maintaining ongoing community and State and Federal Government's interests in the future for the Edward Millen Heritage Precinct. Through community consultation, the end goal of the site is for it to become the 'jewel in the crown' for the Town of Victoria Park. The Town sought to examine a range of possible uses along with the community expectations through an Open House Perth engagement event in December 2017. Over 600 people attended with additional surveys and tools made available online through the Town's Your Thoughts page.

The overall support from the community was for the "activation and/or restoration" of the Edward Millen site. The engagement process was a key part to allow the tenure amendment application to the Department of Planning, Lands and Heritage, for the Town to create a vibrant and commercially viable community asset.



Invitation to tender

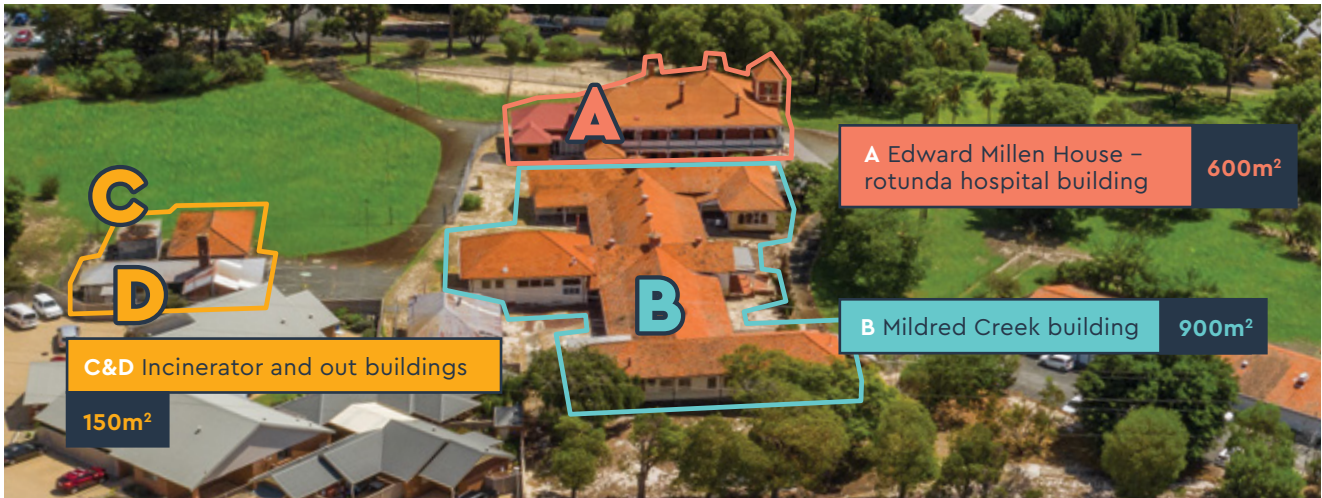
The Town of Victoria Park is looking for innovative, vibrant and forward-thinking proposals to deliver an adaptive heritage re-use redevelopment of the Edward Millen historical buildings and surrounding ground lease area.

This is an opportunity to capitalise on the ongoing revitalisation of the Town of Victoria Park's cultural, entertainment and food and beverage offerings. With proximity to the CBD, Albany Highway, Curtin University, and three newly committed METRONET stations, it is also located in the Town of Victoria Park which is an area of estimated significant population growth.

The tender is for developers:

- with a proven track record in delivering adaptive heritage re-use projects and offering a broad range of activation outcomes aligned with the new allowable uses;
- with experience in engaging the public throughout the development project life and beyond.

Specifically, the Town of Victoria Park is seeking proposals for the ground lease area and historical buildings shown below:



Tender briefing and site inspection

Due to the historic nature of the buildings, they are currently fenced off and not open for public viewing or inspections.

The Town of Victoria Park invites proponents to attend a non-mandatory briefing and site inspection to provide an understanding of the requirements subject to this tender.

The tender briefing and site inspection will be undertaken on 17 November at 10am and will provide proponents with the opportunity to clarify any uncertainties prior to the closing of the tender process. We strongly recommend all interested parties attend.

Tender program

Tender release to proponents	Wednesday, 11 November 2020
Non-mandatory briefing /inspection of site	Tuesday, 17 November 2020
Tender closing date	Tuesday, 15 December 2020
Evaluation of submission by	Friday, 5 February 2021
Notification to all proponents by	Friday, 12 February 2021
Council approval for ground lease	OCM yet to be determined

Conservation works

To date, the Town has undertaken a number of investigations in order to facilitate a successful activation project. This includes updated conservation work plans to bring the heritage listed building to a fitout ready stage. These plans and costings are available at the proponent's request. The information has also been provided to negotiate an Australian Federal Government grant commitment of \$4m. The Town is working to reach a final agreement for this grant.

The Edward Millen Heritage Precinct is the heritage gem of the Town of Victoria Park

Historical background

Elizabeth Baillie purchased Canning Location 2 in 1911. The original building established on the site was the Rotunda Maternity Hospital, established in 1912 by Mrs. Elizabeth Baillie herself. In 1919, in an effort to assist in the treatment of an increased number of Spanish influenza patients, the WA State Government took control of the hospital and designated management of operations to the Perth Public Hospital.

In 1920, the Australian Federal Government purchased the property and building. At the time this included approximately 12.5 hectares of land. The existing structures were converted to accommodations for staff and a wooden chalet style ward was added to accommodate tuberculosis patients. In 1936, to allow for more hospital staff, two additional timber wards were constructed. In 1942, the hospital was formally named Edward Millen Home after Australia's first Minister for Repatriation and was designated as a sanatorium for ex-service personnel. The focus of the hospital later transitioned to the care of less critical patients and in 1968 a psychiatric wing (D Ward) was constructed.

In 1982 the Health Department took over management of Edward Millen Home and renamed the facility Hill View.

Heritage considerations

Heritage buildings have an important and critical place in the locations they occupy, not only from an architectural perspective but equally from the significance of use and history they had within the community. The heritage conservation requirements of the Edward Millen Precinct buildings and the reserve have varying degrees of significance.

There is also a heritage memorial on the Certificate of Title.

Hence, all development applications will need the Department of Planning, Lands and Heritage development team's assessment and consent.

Ownership

The land was owned by the State Energy Commission from 1984 to 2003. From 2003, it changed ownership to the State Housing Commission and from 2006 it has been owned by the Town of Victoria Park. Copies of the certificates of title are provided as an attachment.

The site was previously held by the National Trust and is included on the State Heritage Register. It is subject to a heritage agreement under the provisions of the Heritage of Western Australia Act 1900 (WA).

Proposals

Proposals must consider the following:

- Be bold, creative, high quality and align with the Edward Millen Park Masterplan vision.
- Provide creative, new and exciting activities for the Town of Victoria Park and people of Perth.
- Complement the existing businesses and activities within the Town of Victoria Park and along Albany Hwy.
- Be responsive to nature's elements.
- Provide class leading architectural design and site considerations.
- Deliver quality visitor experiences and create meaningful opportunities for local community and people of Perth.
- Offer a unique sense of place and diverse social interactions.
- Deliver a destination in its own right.
- Options for day and night activities.
- Be of a scale that generates interest but is also considerate of with the cultural heritage sensitivity of the site.

The Town of Victoria Park has the following expectations in regard to the proposals:

- Funded appropriately.
- Unique in Perth/Australia.
- Adaptable over time.
- Creative.
- Meets cultural and heritage considerations.

Evaluation criteria

The Town of Victoria Park will use the responses to the evaluation criteria listed here as the primary basis for assessing the proposals. The weighting shown against each of the criteria will be used in evaluating the proposals and the Town of Victoria Park may elect to seek confirmation of material provided from relevant sources. The Town of Victoria Park may also take into account the respondent's performance history and referees' reports.

Proposals should be clear and concise in addressing the evaluation criteria.

PROPOSED VISION/CONCEPT 40%

Respondents are asked to submit a proposal of the concept that addresses the following:

- Business plan including total budget outlining start-up and operational costs and revenue and the total capital invested including the proposed additions in the development zone. Proposals should be funded appropriately;
- How the concept aligns with the vision for Edward Millen Masterplan Precinct;
- Consideration of the Heritage Interpretation report within the overall proposal;
- Respectful consideration of the Edward Millen Park Masterplan;
- How the concept will create a destination for the Town of Victoria Park community and surrounding Perth area; while complementing the existing businesses and activities with the Town of Victoria Park and along Albany Highway;
- Visual imagery showing the internal and external heritage anticipated redevelopment and new built form in the development zone;
- Provide images of the concept and statement on the proposed design;
- Provide details on amount of space and a breakdown of anticipated end uses;
- Outline the process to achieve the outcomes provided in the proposed vision/concept;
- Include details of the overall project breakdown and schedule;
- Community end use options to be explored within the proposal;
- Museum space – contemplation and consideration on the inclusion of a small "self-guided" museum" in reference to the Heritage Interpretation Report;
- Description of the proposed uses/s considering the objectives and vision for the precinct and the desire for high quality, innovative proposals that add value to the visitor experience within the Precinct;
- Detail how the building and its occupants will be managed over time.

DEMONSTRATED EXPERIENCE (30%)

Respondents are asked to provide a detailed overview of their experience relevant to the industry, with reference to the following;

- Information on similar adaptive heritage re-developments previously undertaken and/or currently involved in;
- As the proponent is also expected to provide on going management of the heritage buildings and tenants please provide examples of similar heritage redevelopment managed by your organisation;
- Provide a breakdown on the appointed team and their experiences;
- Provide referees reports and contact information for similar projects undertaken;
- Demonstrated financial capacity of the proponent to fund and operate the proposed redevelopment and ongoing business.

COMMERCIAL NEGOTIATIONS (30%)

Respondents are asked to provide a ground lease offer for the attached ground lease contract, based on the \$4m Federal Government's Community Development Grant.

Lodgement process

Submissions are to be lodged electronically by using the Tenderlink e-tendering website:

www.tenderlink.com/vicpark

Tenders that are mailed, emailed, hand delivered or submitted by facsimile, or telephone will not be accepted.

Evaluation process

Respondents who would like to be considered for the Edward Millen Adaptive Heritage Redevelopment are required to submit by the following time and date:

2pm (AWST), 15 December 2020.

Late or incomplete submissions will not be accepted.

Unsuccessful proponents will be advised in writing.

Submissions will be reviewed with the selection of preferred proponents undertaken by a panel of Town of Victoria Park representatives and other independent parties included at the Town's discretion.

The preferred respondent may be required to provide a more detailed business case following the selection of the preferred proponent, prior to the final execution of the ground lease.

The Town of Victoria Park reserves the right to conduct a financial review on the preferred proponents and their business case.

The preferred proponent's proposal will be used to progress the negotiations. However, such selection does not indicate acceptance of the proponent's submission.

Final approval will be required by Town of Victoria Park Council and will be subject to all Local Government Act requirements.

Note: Any preferred proposals will also be subject to relevant government approvals.

Confidentiality

The nature of this invitation to tender is such that any material made available to the respondent with respect to the opportunity, including oral as well as written material, is confidential. A breach of confidentiality will be considered a breach of the terms and conditions and shall be grounds for rejection of the tender submission.

DISCLOSURE OF INFORMATION

- (a) The respondent agrees and acknowledges that its proposal is subject to the Freedom of Information Act 1992 (WA) and may be disclosed by the Town under a court order or upon request by Parliament or any committee of Parliament or if otherwise required by law.
- (b) The respondent releases the Town from all liability whatsoever for any loss, injury, damage, liability, costs or expense resulting from the disclosure of its proposal by the Town.

CONFLICT OF INTEREST

- (a) The respondent must disclose to the Town any information that is or might be relevant to determining whether an actual, potential or perceived conflict of interest exists or might exist in relation to the respondent's offer.
- (b) The Town may in its absolute discretion accept or reject the respondent's proposal if the Town considers that there is or may be actual, potential or perceived conflict of interest in connection with the respondent or the respondent's offer.

Reconnecting the history of this heritage precinct with the Town of Victoria Park and the people of Perth is a major outcome



Contact

All enquiries are to be directed to:

JON MORELLINI
Property Development and Leasing Manager
Town of Victoria Park
08 9311 8111
JMorellini@vicpark.wa.gov.au



Attachments

INVITATION TO TENDER

Edward Millen Adaptive Heritage Redevelopment

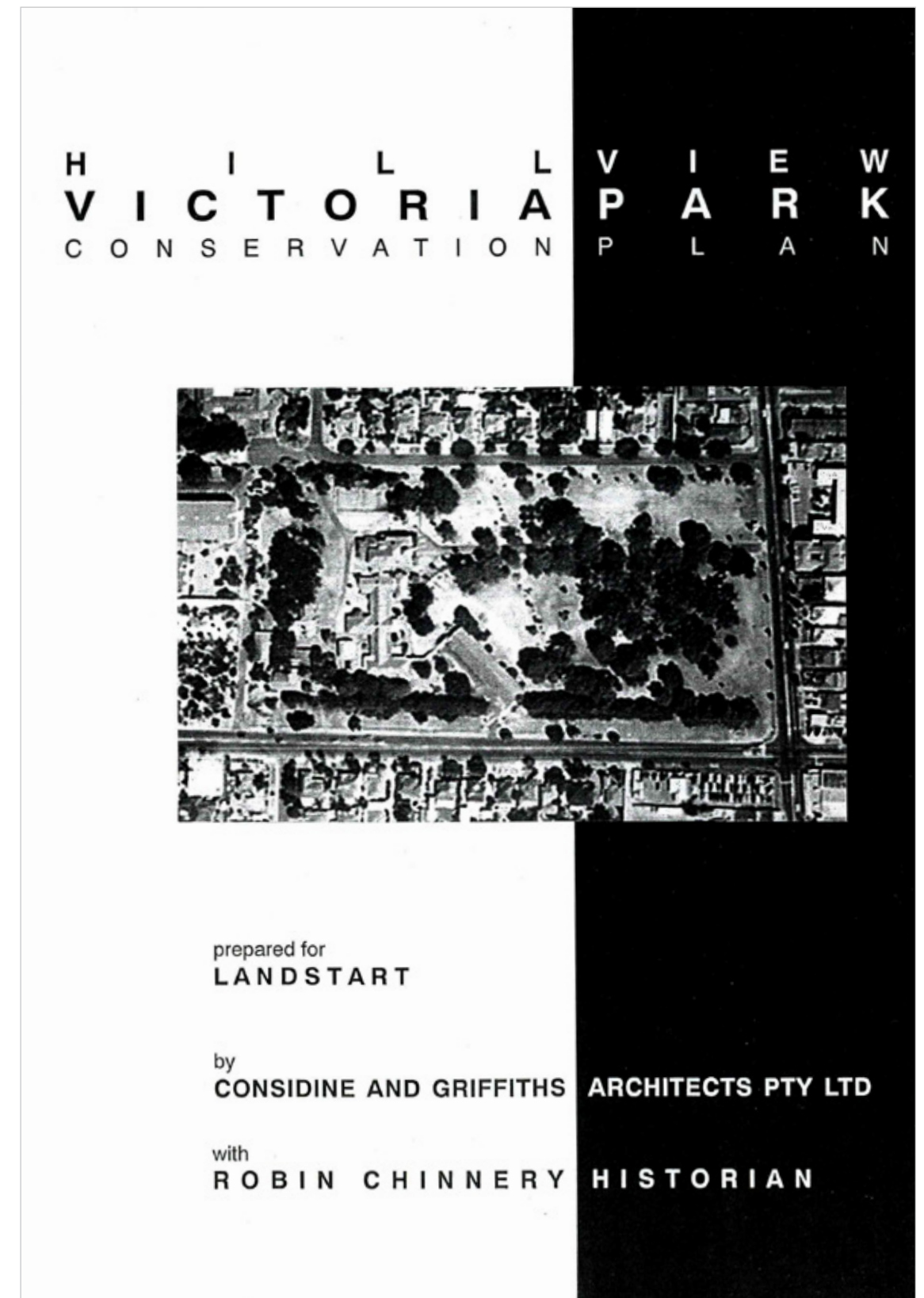
ATTACHMENT 1	Floor plans.....	14
ATTACHMENT 2	Heritage information – This information includes the Heritage Conservation Report, Heritage Agreement and an heritage floor plan interpretation. (Provided upon request).	
ATTACHMENT 3	Tenure.....	20
ATTACHMENT 4	Federal Government grant The Town of Victoria Park is close to finalising the agreement to receive \$4m in grant funding. This funding is to resolve the majority of the hazardous materials and structural issues of the buildings. (Provided upon request).	
ATTACHMENT 5	Edward Millen Park Masterplan (Provided upon request)	
ATTACHMENT 6	Environmental reports – The Town has proactively undertaken a number of environmental investigations, including PSIs and HBM reports. (Provided upon request)	
ATTACHMENT 7	Ground lease The Town's lawyers have prepared a ground lease for consideration. (Provided upon request)	
ATTACHMENT 8	Heritage Interpretation Report (Provided upon request)	
ATTACHMENT 9	Feature survey (Provided upon request)	
ATTACHMENT 10	Victoria Park Investment Prospectus (Provided upon request)	
ATTACHMENT 11	Planning information (Provided upon request)	

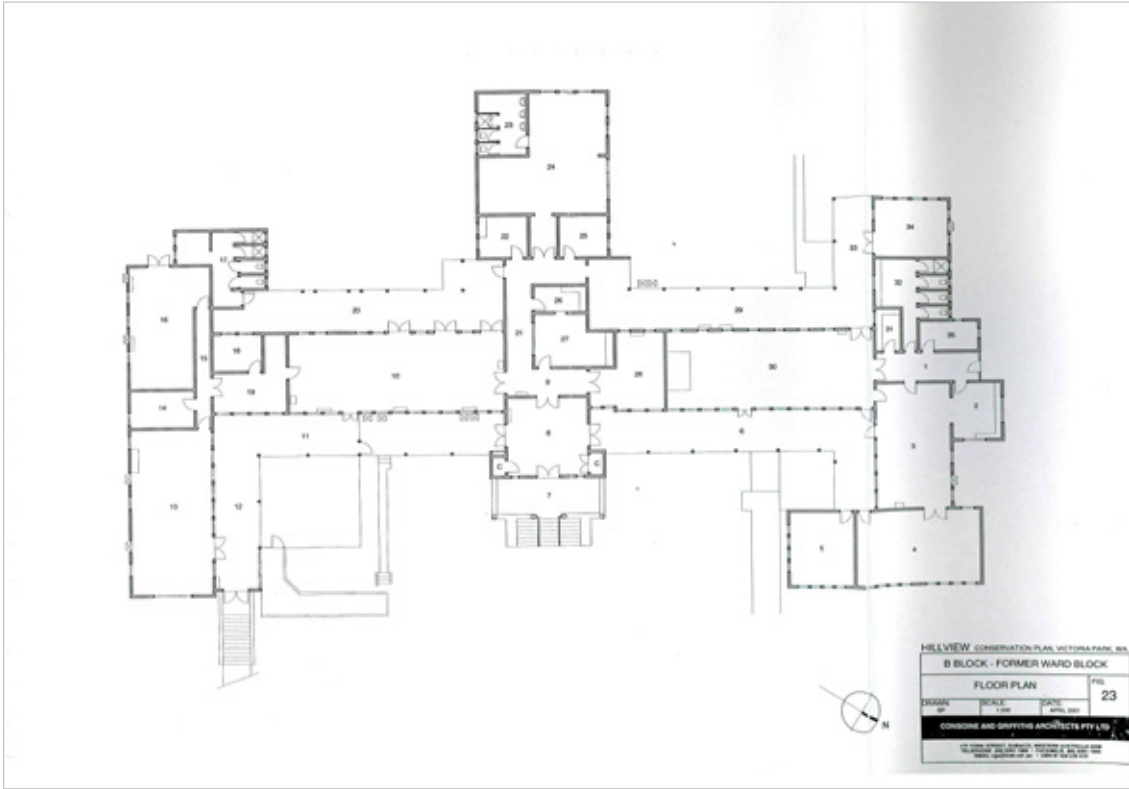
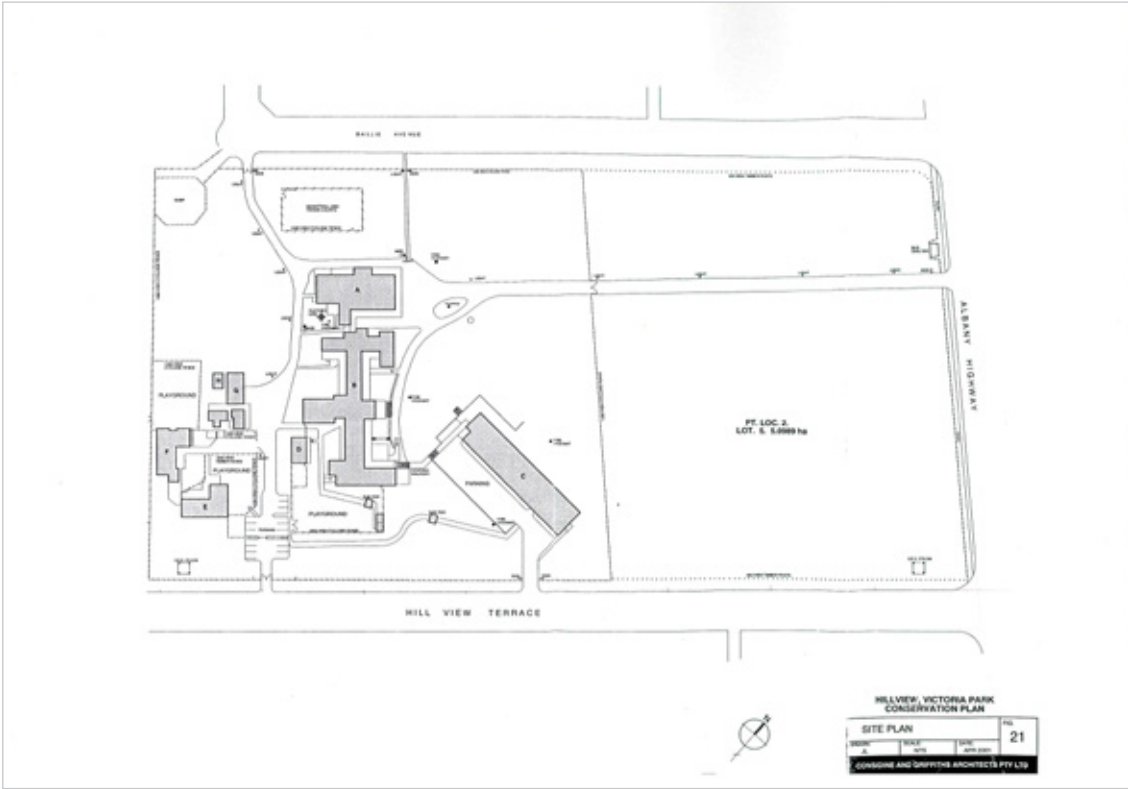


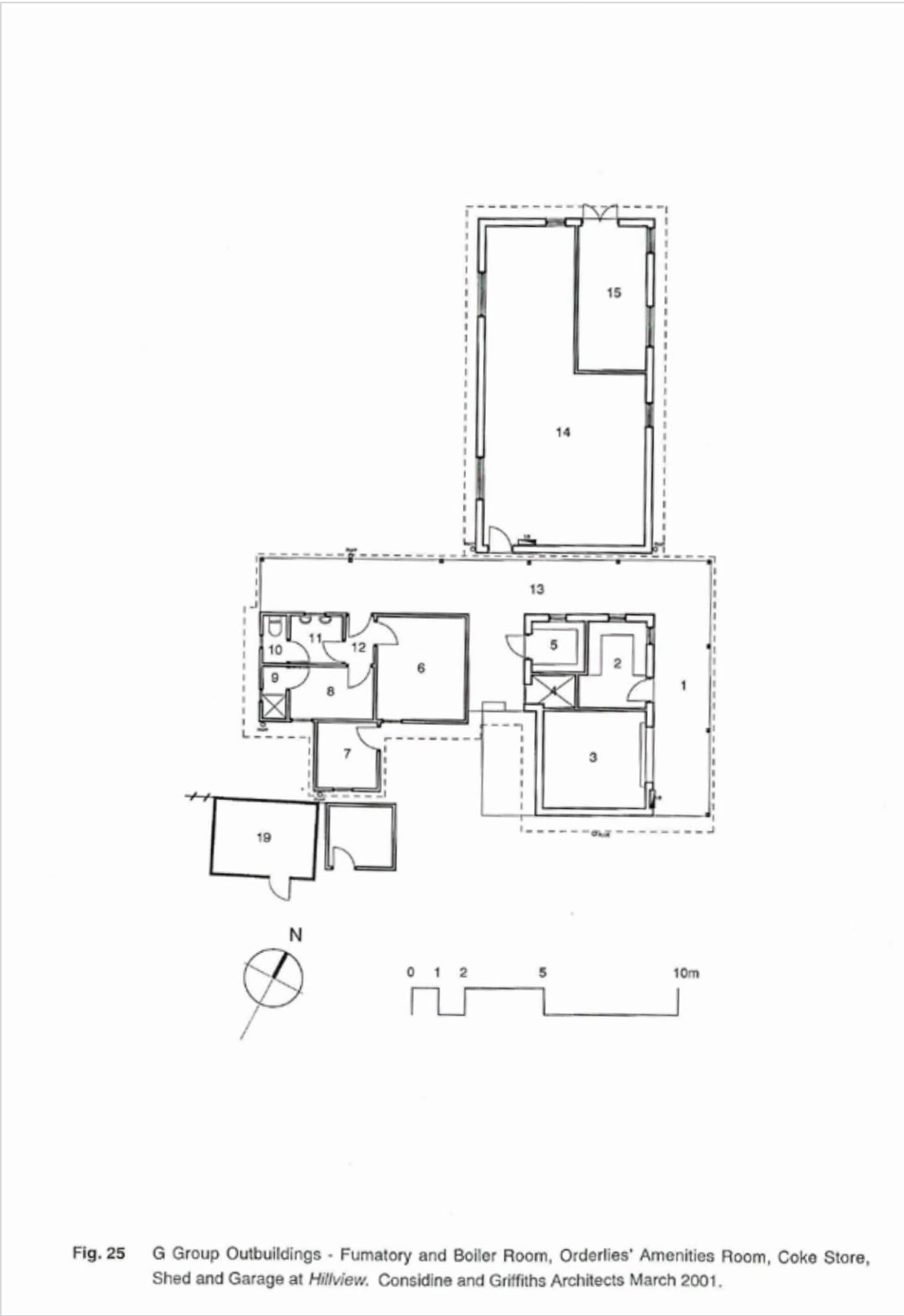
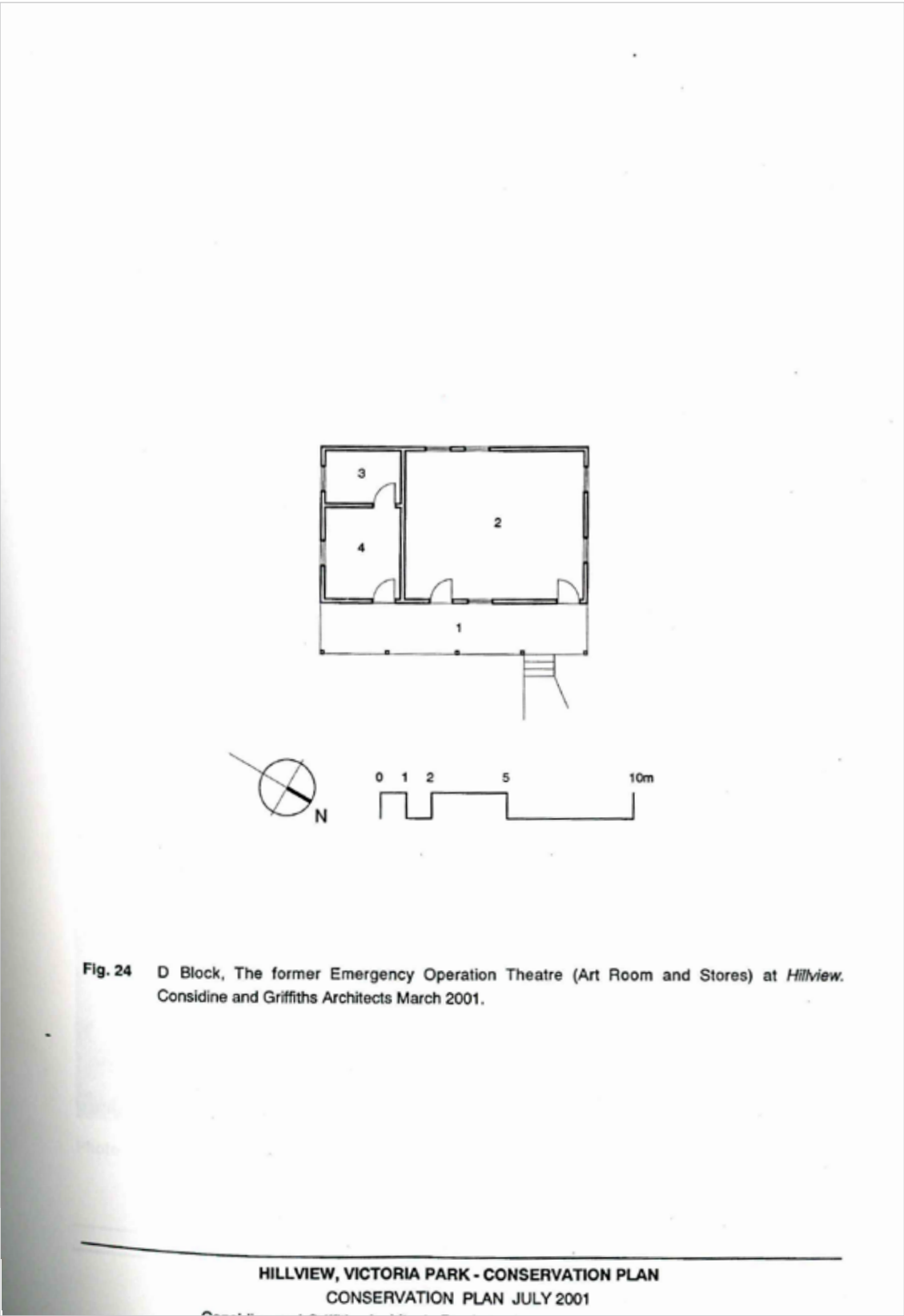
Attachment 1 Floor plans

INVITATION TO TENDER

Edward Millen Adaptive Heritage Redevelopment







Attachment 3

Tenure

INVITATION TO TENDER

Edward Millen Adaptive Heritage Redevelopment

WESTERN



AUSTRALIA

REGISTER NUMBER
9000/DP41207

Duplicate Edition
2

Date Duplicate Issued
13/3/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2616

FOLIO
534

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.





REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 9000 ON DEPOSITED PLAN 41207

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TOWN OF VICTORIA PARK OF 99 SHEPPERTON ROAD, VICTORIA PARK
(TF J643718) REGISTERED 2 MARCH 2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1.

T3790/1953

EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA. SEE DEPOSITED PLAN 41207 AS SKETCH ON VOL 3114 FOL 773. REGISTERED 11.3.1953.

2.

*F409312

MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 24.12.1993.

3.

EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 41207.

4.

*J439754

MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. LODGED 20.9.2005.

5.

*J643718

CONDITIONAL TENURE LAND. LAND SUBJECT TO CONDITIONS PURSUANT TO S75 LAA. MINISTER'S CONSENT REQUIRED TO TRANSFER OR ENCUMBER LAND. SEE INSTRUMENT J643718. REGISTERED 2.3.2006.

6.

*J643719

MEMORIAL. LAND ADMINISTRATION ACT 1997 .SECTION 16. REGISTERED 2.3.2006.

7.

*M621044

CAVEAT BY DISABILITY SERVICES COMMISSION AS TO PORTION ONLY LODGED 29.4.2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP41207.

PREVIOUS TITLE: 2536-565.

PROPERTY STREET ADDRESS: 15 HILL VIEW TCE, EAST VICTORIA PARK.

LOCAL GOVERNMENT AREA: TOWN OF VICTORIA PARK.

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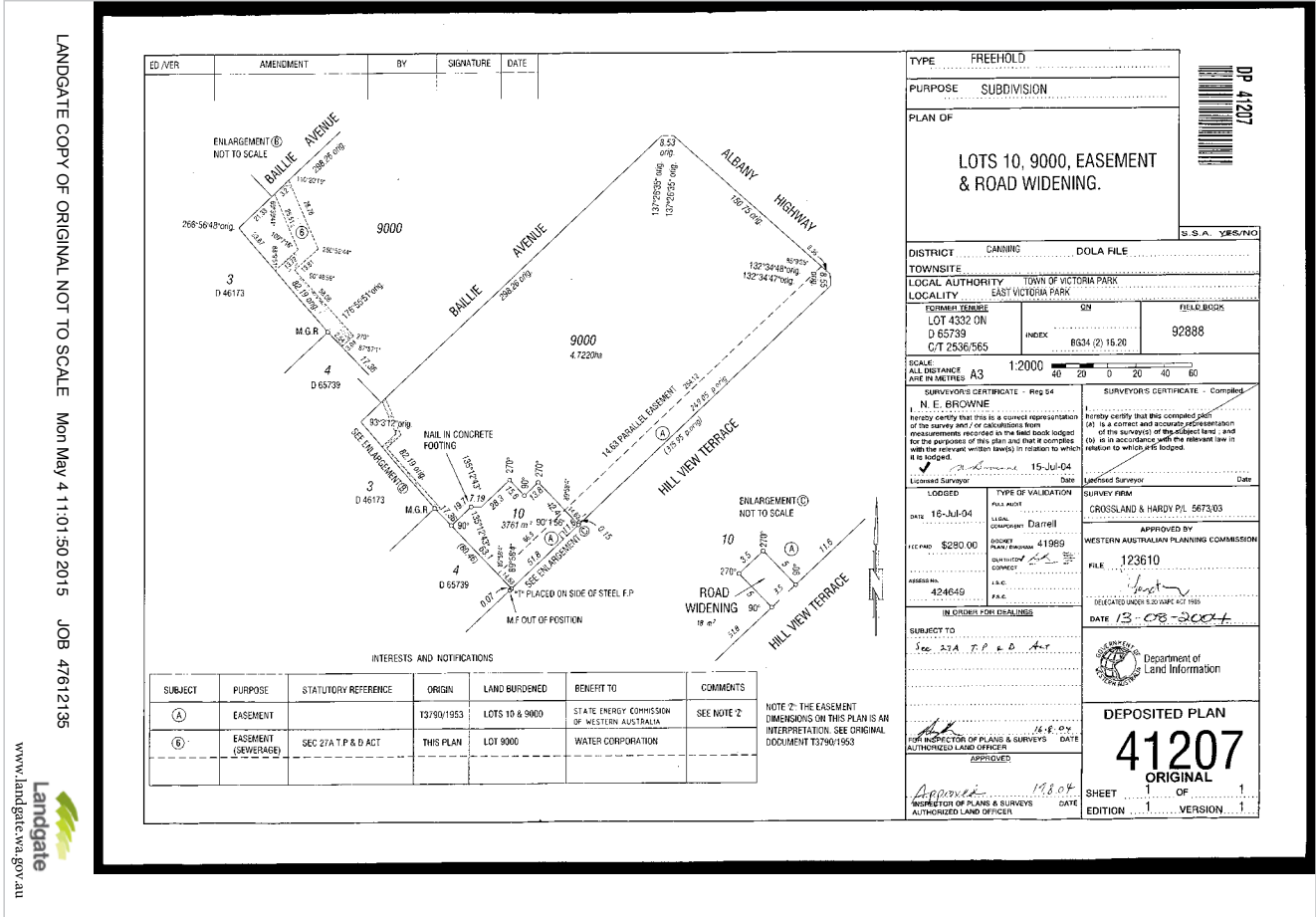
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INVITATION TO TENDER Edward Millen Adaptive Heritage Redevelopment

TOWN OF
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21



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Property Development and Leasing Manager

Town of Victoria Park

08 9311 8111

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